



City of Madison

City of Madison
Madison, WI 53703
www.cityofmadison.com

Agenda - Approved PLAN COMMISSION

This meeting can be viewed LIVE on Madison City Channel, cable channel 98, digital channel 994, or at www.madisoncitychannel.tv.

Monday, July 28, 2014

5:30 PM

210 Martin Luther King, Jr. Blvd.
Room 201 (City-County Building)

****Note** Quorum of the Common Council may be in attendance at this meeting.**

If you need an interpreter, translator, materials in alternate formats or other accommodations to access this service, activity or program, please call the phone number below immediately.

Si necesita un intérprete, un traductor, materiales en formatos alternativos u otros arreglos para acceder a este servicio, actividad o programa, comuníquese inmediatamente al número de teléfono que figura a continuación.

Yog tias koj xav tau ib tug neeg txhais lus, ib tug neeg txhais ntawv, cov ntaub ntauv ua lwm yam los sis lwm cov kev pab kom siv tau qhov kev pab, kev ua num los sis kev pab cuam no, thov hu rau tus xov tooj hauv qab no tam sim no.

Please contact the Department of Planning and Community & Economic Development at (608) 266-4635.

CALL TO ORDER/ROLL CALL

PUBLIC COMMENT

COMMUNICATIONS, DISCLOSURES AND RECUSALS

Members of the body should make any required disclosures or recusals under the City's Ethics Code.

MINUTES OF THE JULY 7, 2014 MEETING

July 7, 2014: <http://madison.legistar.com/Calendar.aspx>

SCHEDULE OF MEETINGS

Regular Meetings: August 11, 25 and September 22, 2014

Special Meetings to discuss Zoning Code revisions: September 4, 2014 (Room LL-110, Madison Municipal Building); September 30, 2014 (Room 260, Madison Municipal Building) [Times to be determined]

SPECIAL ITEM OF BUSINESS

- Plan Commission appointment to the Long Range Transportation Planning Committee (seat currently held by Brad Cantrell)

NEW BUSINESS

1. [34786](#) Accepting the report and recommendations of the Housing Strategy Committee - Affordable Housing Market Report.

PUBLIC HEARING-6:00 p.m.

Note: Public Hearing items may be called at any time after the beginning of the public hearing. Those wishing to speak on an item must fill out a registration slip and give it to the Secretary. The Plan Commission uses a consent agenda, which means that the Commission can consider any item at 6:00 p.m. where there are no registrants wishing to speak in opposition regardless of its placement on the agenda.

Zoning Map Amendments

2. [34216](#) SUBSTITUTE Creating Section 28.022 -- 00133 of the Madison General Ordinances to change the zoning at property located at 1910 Tennyson Lane, 12th Aldermanic District, from Planned Development District (General Development Plan) District to Planned Development District (Amended General Development Plan and Specific Implementation Plan) District to allow construction of a multi-family dwelling with 70 independent units and 60 assisted living units.

Note: Item 2 shall be referred to a future meeting to allow a corrected public hearing notice to be sent to property owners and occupants within 200 feet of the subject site.
3. [34601](#) Creating Section 28.022-00138 of the Madison General Ordinances to change the zoning of property located at 1014 Williamson Street, 6th Aldermanic District, from TR-V2 (Traditional Residential - Varied 2) District to TSS (Traditional Shopping Street) District to correct a mapping error.
4. [34607](#) Creating Section 28.022-00136 of the Madison General Ordinances to change the zoning of property located at 2002 and 2006 Monroe Street, 13th Aldermanic District from PD (Planned Development) District to TR-C2 (Traditional Residential - Consistent 2) District to return the property to single family housing.
5. [34619](#) Creating Section 28.022-00137 of the Madison General Ordinances to change the zoning of properties located at 1301-1325 Applegate Road and 1302-1326 Greenway Cross, 14th Aldermanic District from IL (Industrial - Limited) District to CC-T (Commercial Corridor - Transitional) District to rezone a series of developed and undeveloped commercial retail-service parcels to correct a mapping error.

Zoning Text Amendments

6. [34578](#) Amending Sections 28.064(3)(d), 28.065(3)(c), 28.066(3)(c), 28.067(3)(c), 28.068(3)(c), 28.084(3)(b) and 28.085(3)(c) of the Madison General Ordinances to clarify rear or side yard setbacks on corner lots adjacent to residential districts.

7. [34579](#) Repealing a subsection of Section 28.151 and creating Sections 28.087(4)(h), 28.088(4)(c), and 28.089(4)(c) of the Madison General Ordinances to remove food and beverage uses from supplement regulations in favor of affirmatively stating the regulation in each applicable district.
8. [34588](#) Repealing Section 28.031(2)(a), renumbering Sections 28.031(2)(b) through (d) to (a) through (c), amending Sections 28.037(2), 28.061(1), 28.078(2), 28.084(3) and 28.185(9)(a), creating Sec. 28.132(2)(f) and repealing a portion of Sec. 28.151 of the Madison General Ordinances to clarify and clean-up various portions of the Zoning Code.
9. [34629](#) Amending Section 28.031(2) of the Madison General Ordinances to clarify that the sidewall offset provision of the zoning code applies primarily to non-residential buildings.

Conditional Use & Demolition Permits

10. [33909](#) Consideration of a demolition permit and conditional use to allow an office building to be demolished and a mixed-use building containing 1,300 square feet of commercial space and 30 apartment units to be constructed at 330 E. Wilson Street; 6th Ald. Dist.
11. [33910](#) Consideration of a conditional use to allow a reception hall in an existing multi-tenant commercial building in IL (Industrial-Limited) zoning at 1325 Greenway Cross; 14th Ald. Dist.
12. [34482](#) Consideration of a conditional use to construct an outdoor eating area for a restaurant-tavern at 1405 Emil Street; 14th Ald. Dist.
13. [34867](#) Reconsideration of a demolition permit and conditional use (ID 34165) to allow an existing water tower to be demolished and a new water tower to be constructed at 1202 Northport Drive in Lake View Hill Park; 18th Ald. Dist.
Note: The Plan Commission shall consider a motion to reconsider its July 7, 2014 action on this project (ID 34165). A new public hearing has been noticed for this project in the event that a motion to reconsider is approved by the Plan Commission, which would allow for action to be taken on this project at the July 28 meeting.
Note: Items 14 and 15 are related requests and should be considered together.
14. [34164](#) Consideration of a demolition permit and a major alteration to an approved conditional use for a residential building complex to allow 4 residential buildings to be demolished and 48 apartment units to be constructed in 3 new buildings at Truax Park Apartments, 1601 Wright Street; 15th Ald. Dist.

Subdivisions

15. [34331](#) Approving the preliminary plat and final plat of Truax Park generally located at 1601 Wright Street; 15th Ald. Dist.

16. [34631](#) Approving the preliminary plat of Windswept generally located at 3315 Nelson Road, Town of Burke, within City of Madison's Extraterritorial Plat Approval Jurisdiction.

BUSINESS BY MEMBERS

SECRETARY'S REPORT

- Upcoming Matters - August 11, 2014

- 6602 Dominion Drive - Amended PD (GDP) and Certified Survey Map - Amend general development plan for Door Creek Church and approve a four-lot CSM to create a two-family twin lot, 2 single-family lots and 1 lot for the church campus
- 208 W. Sunset Court - Demolition Permit - Demolish single-family residence and construct new single-family residence
- 2158 Atwood Avenue - Demolition Permit and Conditional Use - Demolish office building to construct mixed-use building with 2,900 square feet of retail and 32 apartments
- 220 N. Meadow Lane - Conditional Use - Construct detached accessory dwelling unit
- 4202 Milwaukee Street - Demolition Permit - Demolish auto service station and convenience store with no proposed use
- 1801 Legacy Lane - Conditional Use - Construct two-family twin home within 300 feet of another two-family twin home
- 7671-7713 Mid Town Road - Extraterritorial Certified Survey Map - Create 4 lots in the Town of Verona
- 7713 Twinflower Drive - Conditional Use - Allow for home daycare facility
- 1109 Morraine View Drive - Conditional Use - Allow for home daycare facility
- 605 Cottage Grove Road - Conditional Use - Construct 9-unit multi-family building behind existing auto service/convenience store
- 7065 Manufacturers Drive - Conditional Use - Construct personal storage warehouses

- Upcoming Matters - August 25, 2014

- 2504 Winnebago Street - PD(GDP) to PD (SIP) - Construct 60,000 square-foot medical clinic at Union Corners
- 740 Jenifer Street - TR-V1 to PD (GDP-SIP) - Renovate existing single-family residence and construct new 12-unit apartment building
- 202 E. Washington Ave. and 15 N. Webster Street - Demolition Permit and DC to PD(GDP-SIP) - Demolish auto repair facility and four-unit apartment to allow construction of 164-room hotel
- 827 E. Gorham Street - Demolition Permit and Conditional Use - Demolish single-family residence to allow construction of a three-unit multi-family building and accessory building exceeding 576 square feet in the TR-V2 district

ANNOUNCEMENTS

ADJOURNMENT